

Excerpts  
Planning Commission Minutes  
January 9, 2002

**Application YVA-11-02: Herbert and Maureen Moss:** Request for a change in use, pursuant to Section 24.1-327(b)(4) of the York County Zoning Ordinance to allow short-term rental to transient occupants of an existing single-family detached dwelling on a 0.13-acre parcel located at 224 Nelson Street and further identified as Assessor's Parcel No. 18A-(1)-M2. The property is zoned YVA (Yorktown Village Activity). The Comprehensive Plan designates Yorktown as an historical village without reference to specific land uses.

Ms. Olivia Wilkinson provided a summary of the staff memorandum dated December 26, 2001, in which the staff recommended approval subject to conditions contained in proposed Resolution PC02-1.

The Chair opened the public hearing.

**Ms. Maureen Moss**, 111 Holloway Drive, expressed her appreciation for positive consideration of her application and offered to answer questions of the Commission.

There being no others who wished to speak, Chair Semmes closed the public hearing.

Ms. White complimented the applicants on the application and said it appears to be consistent with both the Yorktown Master Plan and the Comprehensive Plan.

Mr. Heavner inquired about size and illumination of signs. Ms. Wilkinson noted that the applicants do not plan to post any signage and the staff did not believe it necessary to restrict signage because the proposed use would be similar to a bed and breakfast establishment, for which a sign would be permitted.

#### Resolution PC02-1

On motion of Mr. Hendricks, which carried 7:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO  
AUTHORIZE THE SHORT-TERM RENTAL OF A SINGLE-FAMILY  
DWELLING LOCATED AT 224 NELSON STREET IN THE VILLAGE OF  
YORKTOWN

WHEREAS, Herbert and Maureen Moss have submitted Application No. YVA-11-02, pursuant to Section 24.1-327(b)(4) of the York County Zoning Ordinance, which is a request to allow short-term rental of an existing single-family dwelling to transient guests. The property is located at 224 Nelson Street and is further identified as Assessor's Parcel No. 18A-(1)-M2; and

WHEREAS, said application has been referred to the York County Planning Commission; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application in accordance with applicable procedure; and

WHEREAS, the Commission has given careful consideration to the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 9<sup>th</sup> day of January, 2002, that Application No. YVA-11-02 be, and it is hereby, transmitted to the Board of Supervisors with a recommendation of approval to authorize a change in use, pursuant to Section 24.1-327(b)(4) of the York County Zoning Ordinance, subject to the following conditions:

1. This application shall authorize the establishment of a vacation cottage for short-term rental to transient guests in an existing structure on property located at 224 Nelson Street and further identified as Assessor's Parcel No. 18A-(1)-M2. The dwelling may not be rented on a daily basis. Rentals may be provided on a weekend, weekly, or monthly basis.
2. The proposed use shall be connected to public water and sanitary sewer service.
3. The maximum occupancy shall be four (4) persons while operated as a one-bedroom vacation cottage.
4. One (1) freestanding, non-illuminated sign, not exceeding four (4) square feet in area, shall be permitted to identify the use.
5. Retail sales on the premises shall not be permitted.
6. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.

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